Karen Johnson
Batch # 1334774
10/16/2025 10:32:40 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251016-0082360

Box 14
2025-414-SH

Quitclaim Deed

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2025.

Notary Public

My commission expires: 7/17/2027

(AFFIX SEAL)

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabe Feltner Construction, LLC	**"New Owner"**	**P/O 091-12-0-066.00 for 2025 & 091-12-0-066.00 for 2026**
4201 Lealand Lane		
Nashville, TN 37204		

For good and valuable consideration, the receipt of which is hereby acknowledged,

McKiss, LLC, a Tennessee limited liability company,

hereinafter called the Grantor, has quitclaimed, and by these presents does hereby convey unto

Gabe Feltner Construction, LLC, a Tennessee limited liability company,

hereinafter called the Grantee, its successors and/or assigns, all of the Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 88 of Block 59 on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 24, 2025, from McKiss, LLC, a Tennessee limited liability company, recorded on July 28, 2025, as Instrument No. 20250728-0059341 in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved property, known as: **709 B 45th Ave. N., Nashville, TN 37209.**

Witness my/our hand(s) this 10th day of October, 2025.

McKiss, LLC, a Tennessee limited liability company

By: _____
Julie Johnson, President

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Julie Johnson**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged herself to be the President of McKiss, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such President.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 2025.

_____
Notary Public
My Commission Expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON